

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-13-0001

Obligation Date:**Grantee Name:**

Atlanta, GA

Award Date:**Grant Amount:**

\$12,316,082.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****This Report Period**

N/A

N/A

\$1,433,945.53

\$1,954,779.48

\$1,421,861.78

To Date

\$12,316,082.00

\$12,316,082.00

\$4,934,381.53

\$12,144,985.35

\$5,637,273.84

Match Contributed	\$0.00	\$0.00
Program Income Received	\$86,399.18	\$132,010.92
Program Income Drawdown	\$0.00	\$45,597.98

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$325,801.07
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,058,928.86

Overall Progress Narrative:

Program Developments- Current Reporting Period

- o During the reporting period, NSP recipients were successful in acquiring one hundred and thirty (130) units. Nine (9) units were completed during the reporting period and twelve (12) units were under construction at the end of the reporting period.
- o During the reporting period, four (4) units were sold and two (2) units were rented to eligible households.

Program Developments- All reporting Periods

- o The City has been successful in obligating 100% of the NSP funds awarded and expending 46% of the funds awarded. The City has also been able to obligated 33% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.
- o The NSP Developers/Sub-Recipients were able to acquire 265 units (210 rental and 55 for sale), rehabilitate 25 units, demolish 6 blighted properties and provide a NSP financing Mechanism to 2 households towards the purchase of foreclosed property. 7 NSP properties were sold and 4 NSP properties were rented to income eligible households. 4 households with income less than 50% AMI benefited from the disposed properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$84,177.14	\$1,231,608.00	\$280,203.09
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$620,000.33	\$6,975,000.00	\$3,733,288.28
2008-NSP1-DEMO, Demolition	\$185,567.00	\$301,850.00	\$209,907.20

2008-NSP1-FIN, Financing	\$0.00	\$410,000.00	\$42,225.00
2008-NSP1-LBA, Land Banking	\$153,934.33	\$742,624.00	\$206,366.23
2008-NSP1-REDV, Redevelopment	\$390,266.73	\$2,655,000.00	\$462,391.73
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Bucket, Bucket	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	25210408.102.220131844 (RHB) LH25
Activity Title:	Resources for Residents and Communities

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$258,499.00
Total CDBG Program Funds Budgeted	N/A	\$258,499.00
Program Funds Drawdown	\$22,989.45	\$181,502.38
Obligated CDBG DR Funds	\$72,223.00	\$258,499.00
Expended CDBG DR Funds	(\$5,720.55)	\$181,502.38
Resources for Residents and Communities	(\$5,720.55)	\$181,502.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Resources for Residents and Communities in Georgia, Inc. (RRC) is expected to begin rehabilitation of four (4) properties (1380 Centra Villa Drive, 1686 Avon Avenue, 1737 Sandtown Road and 1860 Beecher Road) in the next reporting period once they execute their HOME contract, which will provide them with additional funds to complete the rehabilitation. All pre-development work has been completed this quarter, including contractor selection, Section 106 reviews and lead-based paint risk assessments.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.102.220131844 (RHB) LMMI
Activity Title:	Resources for Residents and Communities

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$691,501.00
Total CDBG Program Funds Budgeted	N/A	\$691,501.00
Program Funds Drawdown	\$12,685.92	\$205,685.92
Obligated CDBG DR Funds	\$463,751.00	\$691,501.00
Expended CDBG DR Funds	\$68,868.74	\$267,634.11
Resources for Residents and Communities	\$68,868.74	\$267,634.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 120% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Resources for Residents and Communities in Georgia, Inc. (RRC) has completed rehabilitation of one (1) property (684 Montevista Street) and has started rehabilitation of two (2) properties (2277 Boulevard Granada and 1223 Spring Park Drive) during this reporting period. The rehabilitation of one (1) property (1375 Centra Villa Drive) is expected to begin in the next reporting period.

- 684 Montevista Street rehabilitation began in June and was completed in September. A purchase contract for this property was executed during this reporting period and the homebuyer is expected to close during the next reporting period.
- 2277 Boulevard Granada rehabilitation began in July and is expected to be complete during the next reporting period.
- 1223 Spring Park Drive rehabilitation began in July and is expected to be complete during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.104.220131844 (ACQ) LH25
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$522,866.50
Total CDBG Program Funds Budgeted	N/A	\$522,866.50
Program Funds Drawdown	\$180,257.14	\$522,866.50
Obligated CDBG DR Funds	(\$104,042.85)	\$522,866.50
Expended CDBG DR Funds	\$34,065.03	\$530,595.12
Partnership for the Preservation of Pittsburgh	\$34,065.03	\$530,595.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire blighted and vacant single family homes to be sold, lease-purchased or rented to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh (PPoP) successfully acquired all properties during previous reporting periods. All properties acquired under this activity number were transferred to the Fulton County/City of Atlanta Land Bank Authority for land banking.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/26
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/26
# of Singlefamily Units	17	17/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/26	0/0	0/26	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.104.220131844 (RDVR) LMMI
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$106,369.23	\$106,369.23
Obligated CDBG DR Funds	\$210,148.33	\$500,000.00
Expended CDBG DR Funds	\$106,369.23	\$106,369.23
Partnership for the Preservation of Pittsburgh	\$106,369.23	\$106,369.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and sell or lease-purchase homes to households below 120% of the AML.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh (PPoP) is expected to begin rehabilitation of five (5) properties (874 Welch Street, 918 Welch Street, 920 Welch Street, 950 Welch Street, and 953 Welch Street) in the next reporting period once all pre-development work has been completed. Originally, 957 Welch St. was scheduled for rehabilitation with NSP funds but the redevelopment will be delayed until 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.104.220131844 (RHB) LH25
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$227,133.50
Total CDBG Program Funds Budgeted	N/A	\$227,133.50
Program Funds Drawdown	\$63,979.72	\$63,979.72
Obligated CDBG DR Funds	\$184,109.95	\$227,133.50
Expended CDBG DR Funds	\$63,629.72	\$63,979.72
Partnership for the Preservation of Pittsburgh	\$63,629.72	\$63,979.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and Rehab foreclosed single family houses to be sold, leased or rented to households at 50% of the Area Median Income.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh (PPoP) is expected to begin rehabilitation of two (2) properties (762 Humphries Street and 894 Welch Street) in the next reporting period once all pre-development work has been completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.105.220131844 (NC) Edgewood LH25
Activity Title:	Edgewood Townhomes, LLC

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Edgewood Townhomes, LLC.

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,000,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Edgewood Townhomes, LLC.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 60% of the AMI. 40 units are designated for households below 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Edgewood Townhomes, LP successfully closed on all of the financing required to complete the development and held a groundbreaking ceremony during this reporting period. Edgewood Townhomes held a pre-construction meeting during the reporting period and new construction will commence during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/40	0/0	0/40	0
# Renter Households	0	0	0	0/40	0/0	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.106.220131844 (ACQ) LH25
Activity Title:	Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Real Estate Alliance Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$197,850.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Real Estate Alliance Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.106.220131844 (RHB) LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.106.220131844 (ACQ) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$651,790.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Real Estate Alliance Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.106.220131844 (RHB) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.106.220131844 (RDVA) LMMI
Activity Title:	Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Real Estate Alliance Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$72,175.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Real Estate Alliance Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.106.220131844 (RDVR) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.106.220131844 (RDVR) LMMI
Activity Title:	Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Real Estate Alliance Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$430,000.00
Total CDBG Program Funds Budgeted	N/A	\$430,000.00
Program Funds Drawdown	\$0.00	\$71,200.00
Obligated CDBG DR Funds	\$203,995.00	\$430,000.00
Expended CDBG DR Funds	\$21,361.62	\$92,561.62
Real Estate Alliance Partners	\$21,361.62	\$92,561.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners (REAL) successfully acquired two (2) properties (197 South Avenue and 207 South Avenue) during an earlier reporting period. Rehabilitation is expected to begin on both properties during the next reporting period once all pre-development work has been completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.106.220131844 (RHB) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$318,596.63
Total CDBG Program Funds Budgeted	N/A	\$318,596.63
Program Funds Drawdown	\$38,888.78	\$210,874.28
Obligated CDBG DR Funds	\$189,663.83	\$319,251.63
Expended CDBG DR Funds	\$65,476.83	\$240,532.33
Real Estate Alliance Partners	\$65,476.83	\$240,532.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners (REAL) is continuing to rehabilitate one (1) property (966 Violet Street). REAL has no additional properties remaining to be rehabilitated.

- 200 South Avenue rehabilitation was completed during the previous reporting period and the property is currently being marketed for sale.
- 966 Violet Street rehabilitation began in June and is expected to be complete during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	0	2/3	0/0	1/3	200.00
# Owner Households	1	0	0	1/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (RHB) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$881,403.37
Total CDBG Program Funds Budgeted	N/A	\$881,403.37
Program Funds Drawdown	\$28,246.28	\$596,708.88
Obligated CDBG DR Funds	\$790,139.23	\$881,403.37
Expended CDBG DR Funds	(\$2,163.17)	\$638,853.23
Real Estate Alliance Partners	(\$2,163.17)	\$638,853.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$49,872.97	\$95,457.19
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners (REAL) has sold two (2) properties (974 Violet Street and 157 Little Street) during this reporting period and completed rehabilitation on two (2) properties (89 Bill Lucas Street and 136 South Avenue). The rehabilitation of one (1) property (934 Violet Street) is expected to begin in the next reporting period.

- 974 Violet Street rehabilitation was completed during the previous reporting period and was sold to a homebuyer in July.
- 157 Little Street rehabilitation was completed during the previous reporting period and was sold to a homebuyer in August.
- 984 Violet Street rehabilitation was completed during the previous reporting period and the property is currently being marketed for sale.
- 141 South Avenue rehabilitation was completed during the previous reporting period and a purchase contract was executed during this reporting period.
- 89 Bill Lucas Street rehabilitation began in July and was completed in September. This property is currently being marketed for sale.
- 136 South Avenue rehabilitation began in July and was completed in September. This property is currently being marketed for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/9
# of Singlefamily Units	4	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	2/0	2/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.108.220131844 (ACQ) 1058 Oglethorpe LH25
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$67,440.92)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.108.220131844 (RHB) 1058 Oglethorpe LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.108.220131844 (ACQ) 1058 Oglethorpe LMMI
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$202,322.76)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.108.220131844 (ACQ) 1058 Oglethorpe LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.108.220131844 (ACQ) LMMI
Activity Title:	Atlanta Regional Housing Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$99,358.40)	(\$172,886.00)
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.108.220131844 (RHB) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LH25
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$127,146.00
Total CDBG Program Funds Budgeted	N/A	\$127,146.00
Program Funds Drawdown	\$2,938.52	\$70,441.94
Obligated CDBG DR Funds	\$67,440.92	\$127,146.00
Expended CDBG DR Funds	\$187.50	\$70,441.94
Atlanta Regional Housing Partners	\$187.50	\$70,441.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI. 4 units are designated to be rented to households at 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) successfully acquired 1058 Oglethorpe Avenue during a previous reporting period and completed an emergency assessment of the building during this reporting period. 1058 Oglethorpe Avenue is expected to begin rehabilitation during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$403,029.00
Total CDBG Program Funds Budgeted	N/A	\$403,029.00
Program Funds Drawdown	\$8,815.54	\$211,325.80
Obligated CDBG DR Funds	\$202,322.76	\$403,029.00
Expended CDBG DR Funds	\$562.50	\$211,325.80
Atlanta Regional Housing Partners	\$562.50	\$211,325.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) successfully acquired 1058 Oglethorpe Avenue during a previous reporting period and completed an emergency assessment of the building during this reporting period. 1058 Oglethorpe is expected to begin rehabilitation during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.108.220131844 (RHB) LMMI
Activity Title:	Atlanta Regional Housing Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$219,825.00
Total CDBG Program Funds Budgeted	N/A	\$219,825.00
Program Funds Drawdown	\$550.00	\$104,667.40
Obligated CDBG DR Funds	\$111,081.98	\$219,825.00
Expended CDBG DR Funds	\$17,784.00	\$121,901.40
Atlanta Regional Housing Partners	\$17,784.00	\$121,901.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) has rented one (1) property (2926 Keats Drive) during this reporting period and is continuing to rehabilitate one (1) property (409 Inman Street). Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 2926 Keats Drive rehabilitation was completed during the previous reporting period and the property was rented during this reporting period.
- 409 Inman Street rehabilitation began in July and is expected to be complete during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	1/4
# of Singlefamily Units	1	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/0	0/0	1/4	100.00
# Renter Households	1	0	1	1/0	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
2926 Keats Drive	Atlanta	NA	30311

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.109.220131844 (ACQ) LMMI

Activity Title: Colquitt Construction

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$299,249.47)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Colquitt Construction DBA Green House Renovations	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.109.220131844 (RHB) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.109.220131844 (RHB) LMMI

Activity Title: Colquitt Construction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$82,161.36	\$582,932.87
Obligated CDBG DR Funds	\$313,466.00	\$1,000,000.00
Expended CDBG DR Funds	\$65,404.00	\$637,507.84
Colquitt Construction DBA Green House Renovations	\$65,404.00	\$637,507.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$36,539.97	\$36,539.97
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Colquitt Construction has sold one (1) property (3812 Benjamin Court), completed rehabilitation of three (3) properties (3779 Rockport Place, 876 Plainville Place and 4028 Doster Drive) and has started rehabilitation of two (2) properties (2718 Crescendo Drive and 2765 Collier Drive) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including, Section 106 reviews and lead-based paint risk assessments.

- 3812 Benjamin Court rehabilitation was completed during the previous reporting period and was sold to a homebuyer in July.
- 2444 Main Street rehabilitation was completed during the previous reporting period and the property is currently being marketed for sale.
- 3779 Rockport Place rehabilitation began in March and was completed in July. This property was sold to a homebuyer in September.
- 876 Plainville Place - Rehabilitation began in April and was completed in July. A purchase contract for this property was executed during this reporting period and the homebuyer is expected to close during the next reporting period.
- 4028 Doster Drive - Rehabilitation began in June and was completed in August. This property is currently being marketed for sale.
- 2718 Crescendo Drive - Rehabilitation began in July and is expected to be complete during the next reporting period.
- 2765 Collier Drive - Rehabilitation began in September and is expected to be complete during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/10
# of Singlefamily Units	3	3/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	1	2	1/0	1/0	2/10	100.00
# Owner Households	1	1	2	1/0	1/0	2/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.110.220131844 (ACQ) 1003 Fair LH25
Activity Title:	1003 Fair Street (Pohl)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Pohl Real Estate

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$51,500.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Pohl Real Estate	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.110.220131844 (RHB) 1003 Fair LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.110.220131844 (ACQ) LH25

Activity Title: Pohl Real Estate

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Pohl Real Estate

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$223,875.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Pohl Real Estate	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$13.76)	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations and program income have been transferred to 25210408.110.220131844 (RHB) LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/0	0/0	1/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.110.220131844 (RHB) 1003 Fair LH25
Activity Title:	1003 Fair Street (Pohl)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Pohl Real Estate

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$109,918.65
Total CDBG Program Funds Budgeted	N/A	\$109,918.65
Program Funds Drawdown	\$818.48	\$38,074.29
Obligated CDBG DR Funds	\$19,203.65	\$109,918.65
Expended CDBG DR Funds	\$7,157.97	\$38,074.29
Pohl Real Estate	\$7,157.97	\$38,074.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed property for household below 120%AMI. 5 units are designated to be rented to households below 50% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Pohl Real Estate successfully acquired 1003 Fair Street during the last reporting period and is expected to begin rehabilitation during the next reporting period once all pre-development work has been completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.110.220131844 (RHB) 1003 Fair LMMI
Activity Title:	Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Pohl Real Estate

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$44,896.35
Total CDBG Program Funds Budgeted	N/A	\$44,896.35
Program Funds Drawdown	\$306.52	\$15,229.71
Obligated CDBG DR Funds	\$44,896.35	\$44,896.35
Expended CDBG DR Funds	(\$7,157.97)	\$15,229.71
Pohl Real Estate	(\$7,157.97)	\$15,229.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and rent foreclosed properties for households at 120% AML.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Pohl Real Estate successfully acquired 1003 Fair Street during the last reporting period and is expected to begin rehabilitation during the next reporting period once all pre-development work has been completed. 1003 Fair Street is now slated to be a mixed income project, thus some of the expenses have transferred to 25210408.110.220131844 (RHB) 1003 Fair LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Pohl Real Estate

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$516,948.34
Total CDBG Program Funds Budgeted	N/A	\$516,948.34
Program Funds Drawdown	\$30,518.32	\$179,118.32
Obligated CDBG DR Funds	\$162,818.75	\$516,948.34
Expended CDBG DR Funds	\$62,773.75	\$218,032.98
Pohl Real Estate	\$62,773.75	\$218,032.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$13.76
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Pohl Real Estate has completed rehabilitation of one (1) property (970 Beckwith Street), is continuing to rehabilitate one (1) property (154 Milton Street) and has started rehabilitation of one (1) property (974 Mathews Street) during this reporting period. Two properties (425 Holderness Street and 988 Allene Avenue) were transferred to Pohl through the Fulton County/City of Atlanta Land Bank Authority. Pohl will fund the rehabilitation of these properties through his allocation of NSP funds.

Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 970 Beckwith Street rehabilitation began in March and was completed in August. This property is currently being marketed for rent.

- 154 Milton Street rehabilitation began in May and is expected to be completed during the next reporting period.

- 974 Mathews Street rehabilitation began in July and is expected to be completed during the next reporting period.

- 425 Holderness Street is a quadraplex (4 units) located in the West End neighborhood of Atlanta (Census Tract 41).

Each unit has 2 bedrooms and 1 bathroom. This property was acquired by the Fulton County/City of Atlanta Land Bank Authority with State of Georgia NSP funds.

- 988 Allene Avenue is a single family house with 3 bedrooms, 2 bathroom located in the Adair Park neighborhood of Atlanta (Census Tract 58). rehabilitation began in July and is expected to be completed during the next reporting period. This property was acquired by the Fulton County/City of Atlanta Land Bank Authority with State of Georgia NSP Funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/14
# of Singlefamily Units	3	3/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/0	0/0	3/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.110.220131844 (RHB) LMMI

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

09/30/2010

Responsible Organization:

Pohl Real Estate

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$128,236.66
Total CDBG Program Funds Budgeted	N/A	\$128,236.66
Program Funds Drawdown	\$0.00	\$126,765.98
Obligated CDBG DR Funds	\$128,236.66	\$128,236.66
Expended CDBG DR Funds	(\$1,470.68)	\$126,765.98
Pohl Real Estate	(\$1,470.68)	\$126,765.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire and rehabilitate foreclosed homes for households at or below 120% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

This activity was completed during the previous reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Multifamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/2	1/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.111.220131844 (ACQ) 1437 Lucile LH25
Activity Title:	University Community Development Corporation

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

University Community Development Corporation

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$52,820.24
Total CDBG Program Funds Budgeted	N/A	\$52,820.24
Program Funds Drawdown	\$0.00	\$52,492.67
Obligated CDBG DR Funds	\$0.00	\$52,820.24
Expended CDBG DR Funds	\$240.24	\$52,820.24
University Community Development Corporation	\$240.24	\$52,820.24
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire a foreclosed multifamily property to be rented to households below 120% AMI. 4 units are designated for households at 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation (UCDC) successfully acquired 1437 Lucile Avenue during the last reporting period. This property will begin rehabilitation with HOME funds during the next reporting period once the HOME contract is executed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/4	0
# Renter Households	0	0	0	0/0	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.111.220131844 (ACQ) 1437 Lucile LMMI
Activity Title:	University Community Development Corporation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

University Community Development Corporation

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$104,657.76
Total CDBG Program Funds Budgeted	N/A	\$104,657.76
Program Funds Drawdown	\$331.00	\$104,566.33
Obligated CDBG DR Funds	\$0.00	\$104,657.76
Expended CDBG DR Funds	\$509.76	\$104,657.76
University Community Development Corporation	\$509.76	\$104,657.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

University Community Development Corporation (UCDC) successfully acquired 1437 Lucile Avenue property during the last reporting period. This property will begin rehabilitation with HOME funds during the next reporting period once the HOME contract is executed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.111.220131844 (ACQ) LMMI
Activity Title:	University Community Development Corporation

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

University Community Development Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$59,605.82)	(\$175.65)
Expended CDBG DR Funds	\$0.00	\$0.00
University Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.111.220131844 (RHB) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.111.220131844 (RHB) LMMI
Activity Title:	University Community Development Corporation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

University Community Development Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$442,522.00
Total CDBG Program Funds Budgeted	N/A	\$442,522.00
Program Funds Drawdown	\$100,903.23	\$202,061.44
Obligated CDBG DR Funds	\$59,605.82	\$442,522.00
Expended CDBG DR Funds	\$201,786.44	\$202,061.44
University Community Development Corporation	\$201,786.44	\$201,786.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and sell or lease purchase foreclosed and vacant single family homes to households below 120% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation (UCDC) is continuing to rehabilitate two (2) properties (996 Beckwith Street and 1501 Stokes Avenue) during this reporting period. Rehabilitation of 742 Peebles has been delayed and is expected to begin in the next reporting period.

- 996 Beckwith Street - Rehabilitation began in March, but was delayed due to lead-based paint remediation issues. Rehabilitation is expected to be complete during the next reporting period.
- 1501 Stokes Avenue - Rehabilitation began in April and is expected to be complete during the next reporting period.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/3
	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.112.220131844 (ACQ) 340 Holly LH25
Activity Title:	340 Holly Street (Achor Center)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Achor Center

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$131,996.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Achor Center	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.112.220131844 (RHB) 340 Holly LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.112.220131844 (ACQ) LH25

Activity Title: Achor Center

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$85,887.64)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
University Community Development Corporation	\$0.00	(\$84,462.39)
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.112.220131844 (RHB) LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.112.220131844 (RHB) 340 Holly LH25
Activity Title:	340 Holly Street (Achor Center)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$708,411.25
Total CDBG Program Funds Budgeted	N/A	\$708,411.25
Program Funds Drawdown	\$0.00	\$131,946.25
Obligated CDBG DR Funds	\$149,043.00	\$708,411.25
Expended CDBG DR Funds	\$1,125.00	\$133,071.25
Achor Center	\$1,125.00	\$133,071.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent a foreclosed and vacant multifamily property to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Achor Center successfully acquired 340 Holly Street during a previous reporting period and began asbestos abatement and design work during the current reporting period. 340 Holly Street is expected to begin rehabilitation during the next reporting period once asbestos and lead-based paint abatement is completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 25210408.112.220131844 (RHB) LH25

Activity Title: Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$216,588.75
Total CDBG Program Funds Budgeted	N/A	\$216,588.75
Program Funds Drawdown	\$45,610.07	\$132,047.60
Obligated CDBG DR Funds	\$102,981.50	\$217,898.75
Expended CDBG DR Funds	\$135,070.08	\$135,070.08
Achor Center	\$135,070.08	\$135,070.08
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Achor Center has completed rehabilitation of one (1) property (1125 Jones Avenue) and will begin rehabilitation on one (1) property (715 Florence Place) during the next reporting period.

· 1125 Jones Avenue rehabilitation began in April and was completed in July. Unit A was rented in August to a household at 50% of AMI. Unit B is currently being marketed for rent.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

Address	City	State	Zip
1125 Jones Avenue	Atlanta	NA	30314

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.113.220131844 (DEM)
Activity Title:	COA, Bureau of Code Compliance

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

2008-NSP1-DEMO

Project Title:

Demolition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

COA, Office of Code Compliance

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$301,850.00
Total CDBG Program Funds Budgeted	N/A	\$301,850.00
Program Funds Drawdown	\$185,567.00	\$209,907.20
Obligated CDBG DR Funds	\$83,082.70	\$301,850.00
Expended CDBG DR Funds	\$182.00	\$210,089.20
COA, Office of Code Compliance	\$182.00	\$210,089.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To demolish blighted properties adjacent or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Office of Code Enforcement (OOC) started the demolition of four (4) properties (58 Martin Avenue, 1616 South Gordon Street, 268 Delevan Street and 8 Blanche Street). OOC has identified an additional two (2) blighted properties (1674 Mary George and 1656 Richmond Avenue) for the NSP demolition program. Two (2) properties (215 Tennessee Avenue and 1021 Ashby Grove) were previously identified as a NSP demolition project, but will not move forward with NSP funds. One (1) property (509 Cohen Street) was previously reported as a NSP demolition project, but will be funded with NSP funds received from the Georgia DCA.

- 1616 South Gordon Street is located in the Westview Neighborhood of Atlanta (Census Tract 60). This property is located less than ½ mile from a NSP unit (1501 Stokes Avenue). The demolition will be complete in the next reporting period.
- 268 Delevan Street is located in the Pittsburgh Neighborhood of Atlanta (Census Tract 63). This property is located less than ½ mile from a NSP unit (1133 Windsor Street). The demolition will be complete in the next reporting period.
- 58 Martin Avenue is located in the South Atlanta Neighborhood of Atlanta (Census Tract 55.02). This property is located less than ¼ mile from a NSP unit (1384 Lansing Street). The demolition will be complete in the next reporting period.
- 8 Blanche Street is located in the Grove Park Neighborhood of Atlanta (Census Tract 85). This property is located less than ½ mile from a NSP unit (715 Florence Place). The demolition will be complete in the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	155679	58287	357904	155679/155679	58287/58287	357904/357904	59.78

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.114.220131844 (FIN)

Activity Title: LBA Construction Financing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$365,975.00
Total CDBG Program Funds Budgeted	N/A	\$365,975.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$365,975.00	\$365,975.00
Expended CDBG DR Funds	\$0.00	\$0.00
COA/Fulton County Land Bank Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide Construction Financing to rehabilitate a multi-family foreclosed property.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Fulton County/City of Atlanta closed its construction loan with Real Estate Alliance Partners (REAL) for the rehabilitation of 1034 Washington Street, a ten-unit, foreclosed apartment complex. REAL has begun pre-development work and will begin rehabilitation during the next reporting period once all pre-development work has been completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (LBA)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$342,678.69
Total CDBG Program Funds Budgeted	N/A	\$342,678.69
Program Funds Drawdown	\$153,934.33	\$206,366.23
Obligated CDBG DR Funds	\$196,048.60	\$342,678.69
Expended CDBG DR Funds	\$74,563.81	\$224,122.04
COA/Fulton County Land Bank Authority	\$74,563.81	\$224,122.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide land banking services to eligible NSP properties.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority has acquired eight (8) properties (590 Hope Street, 943 Smith Street, 215 Harper Street, 117 Lamar Street, 135 Lamar Street, 138 Lamar Street, 124 Wadley Avenue and 134 Wadley Avenue) and has an offer pending on one (1) property (1179 McDaniel Street). Previously 1970 Wells Drive was identified as a property acquired under this activity number, however this property and its corresponding obligations and expenses were transferred to the Land Bank Authority's Georgia DCA NSP allocation. All acquired properties under this activity number will be land banked for future development.

- 590 Hope Street is a single family home with 4 bedrooms and 1 bathroom located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).
- 943 Smith Street is a single family home with 3 bedrooms and 2.5 bathrooms located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).
- 215 Harper is a single family home with 3 bedrooms and 1 bathroom located in the Swallow Circle neighborhood of Atlanta (Census Tract 70.01).
- 117 Lamar Street is a multifamily property with eight (8) units located in the Dixie Hills neighborhood of Atlanta (Census Tract 83.02). Each unit has 2 bedrooms and 1 bathroom.
- 135 Lamar Street is a multifamily property with eight (8) units located in the Dixie Hills neighborhood of Atlanta (Census Tract 83.02). Each unit has 2 bedrooms and 1 bathroom.
- 138 Lamar Street is a multifamily property with eight (8) units located in the Dixie Hills neighborhood of Atlanta (Census Tract 83.02). Each unit has 2 bedrooms and 1 bathroom.

- 124 Wadley Avenue is a multifamily property with eight (8) units located in the Dixie Hills neighborhood of Atlanta (Census Tract 83.02). Each unit has 2 bedrooms and 1 bathroom.
- 134 Wadley Avenue is a multifamily property with eight (8) units located in the Dixie Hills neighborhood of Atlanta (Census Tract 83.02). Each unit has 2 bedrooms and 1 bathroom.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/46

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.114.220131844 (LBAD)

Activity Title: Land Bank Authority Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$399,945.31
Total CDBG Program Funds Budgeted	N/A	\$399,945.31
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$399,945.31	\$399,945.31
Expended CDBG DR Funds	\$0.00	\$0.00
COA/Fulton County Land Bank Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To landbank and maintain foreclosed vacant properties for future development.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

The Fulton County/City of Atlanta has received a total of twenty-five (25) properties located in the Pittsburgh neighborhood of Atlanta (Census Tracts 57 and 63) from the Partnership for the Preservation of Pittsburgh to be land banked for future development. The Partnership for the Preservation of Pittsburgh is in the process of developing a master plan for the Pittsburgh neighborhood which will outline the development strategy for the properties transferred to the Land Bank Authority for land banking. Below is a listing of all properties transferred:

- 887 Coleman Street
- 1045 Coleman Street
- 1135 Garibaldi Street
- 1146 Garibaldi Street
- 1153 Garibaldi Street
- 1000 Hubbard Street
- 1006 Hubbard Street
- 1058 Hubbard Street
- 1076 Hubbard Street
- 790 Humphries Street
- 803 Humphries Street
- 806 Humphries Street
- 538 Mary Street

- 902 McDaniel Street
- 1169 McDaniel Street
- 484 Rockwell Street
- 907 Sims Street
- 995 Sims Street
- 1081 Sims Street
- 1097 Sims Street
- 903 Smith Street
- 995 Smith Street
- 1154 Sims Street
- 782 Welch Street
- 1133 Windsor Street

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (RDVA)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$725,000.00
Total CDBG Program Funds Budgeted	N/A	\$725,000.00
Program Funds Drawdown	\$283,897.50	\$284,822.50
Obligated CDBG DR Funds	\$266,225.00	\$725,000.00
Expended CDBG DR Funds	\$433,060.23	\$640,732.73
COA/Fulton County Land Bank Authority	\$433,060.23	\$640,732.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehab or construct vacant housing units for sale or for rent for household at 120% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority (LBA) has acquired ten (10) properties (339 Holly Street, 1018 McDaniel Street, 515 Dunbar Street, 506 Mary Street, 767 Welch Street, 153 Vanira Street, 855 Pryor Street, 2829 Third Avenue, 414 Haldane Drive, and 1984 Sandstream Court) during the reporting period.

- 339 Holly Street is a 40-unit multifamily apartment complex located in the Grove Park neighborhood of Atlanta (Census Tract 84). Each unit has 2 bedrooms and 1 bathroom.
- 1018 McDaniel Street is a single family house with 2 bedrooms and 1 bathroom located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).
- 515 Dunbar Street is a single family house with 2 bedrooms and 1 bathroom located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).
- 506 Mary Street is a single family house with 2 bedrooms and 1 bathroom located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).
- 767 Welch Street is a single family house with 3 bedrooms and 2.5 bathrooms located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).
- 153 Vanira Street is a single family house with 3 bedrooms and 2.5 bathrooms located in the Peoplestown neighborhood of Atlanta (Census Tract 5501).
- 855 Pryor Street is a single family house with 2 bedrooms and 2.5 bathrooms located in the Mechanicsville neighborhood of Atlanta (Census Tract 56).
- 2829 Third Avenue is a single family house with 3 bedrooms and 2.5 bathrooms located in the Hammond Park

neighborhood of Atlanta (Census Tract 74).

- 414 Haldane Drive is a single family house with 3 bedrooms and 2.5 bathrooms located in the Peyton Forest neighborhood of Atlanta (Census Tract 8102). This property was transferred to Resources for Residents and Communities (RRC) for redevelopment. LBA closed on a construction loan to RRC for this project.
- 1984 Sandstream Court is a single family house with 4 bedrooms and 3 bathrooms located in Sandlewood Estates neighborhood of Atlanta (Census Tract 7802). LBA provided an acquisition loan to Atlanta Neighborhood Development Partnership (ANDP), a Georgia DCA NSP recipient working in the Sandlewood Estates neighborhood to acquire this property. ANDP will utilize private funds to redevelop this property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/49

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/49	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.115.220131844 (FIN)
Activity Title:	Urban Residential Finance Authority

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Urban Residential Finance Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$44,025.00
Total CDBG Program Funds Budgeted	N/A	\$44,025.00
Program Funds Drawdown	\$0.00	\$42,225.00
Obligated CDBG DR Funds	\$0.00	\$44,025.00
Expended CDBG DR Funds	\$0.00	\$42,225.00
Urban Residential Finance Authority	\$0.00	\$42,225.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To establish financing mechanisms for purchase and redevelopment of foreclosed upon homes for sell to households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

All units served under this activity number have met their National Objective. This activity number will be closed out once the final invoices are expended and drawn.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/0	2/0	2/2	100.00
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Project Number:

2008-NSP1-ADMN

Projected Start Date:

03/05/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA, Office of Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,231,608.00
Total CDBG Program Funds Budgeted	N/A	\$1,231,608.00
Program Funds Drawdown	\$84,177.14	\$280,203.09
Obligated CDBG DR Funds	\$0.00	\$1,231,608.00
Expended CDBG DR Funds	\$78,195.70	\$331,116.42
COA, Office of Housing	\$78,195.70	\$331,116.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$45,597.98

Activity Description:

To acquire , rehabilitate, demolish, and sell of foreclosed and vacant single family homes for at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

During the reporting period, the staff participated in the following events:

- o One (1) Office of Housing staff member attended the Atlanta Regional Housing Forum on June 2, 2010. The forum included a panel of representatives from FHA, Wells, Fargo, Bank of America and Fannie Mae. Each lender talked about their agency's forecast and offered suggestions on what developers, community organizations and governments needed to do in order to help with the recovery of the housing market.
- o Office of Housing staff members attended the HUD two day training that covered URA during Acquisition and Relocation, July 13 and 14, 2010.
- o Several NSP homes were featured at the Atlanta SHOCASE sponsored by APD Solutions on August 1, 2010. Two (2) Office of Housing staff members attended the event that was planned for prospective owner occupants and first time homebuyer to purchase homes through an auction setting.
- o The Office of Housing sponsored a Section 106 training on August 25, 2010 to help NSP developers and sub-recipients understand historic preservation requirements. Topics covered included the Atlanta Programmatic Agreement with the State of Georgia, Roles & Responsibilities, Sample Write-Ups and the Section 106 Process.
- o Two (2) Office of Housing staff members attended the Showcase Real Estate Trade Show sponsored by the Atlanta Board of Realtors on August 25, 2010. Staff members answered questions regarding the City's NSP, distributed flyers of homes that were currently available or would be available within the next 60 days for purchase or lease.
- o

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Delete
Activity Title:	Delete

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$149,406.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Resources for Residents and Communities	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.102.220131844 (RHB) LH25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Delete 1
Activity Title:	Delete

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Resources for Residents and Communities

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$288,250.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Resources for Residents and Communities	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.102.220131844 (RHB) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Delete 2
Activity Title:	Delete

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

National Church Residences

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
National Church Residences	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire and redevelop a foreclosed apartment complex into a senior residential facility of 36 units for households below 80% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/36	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Delete 3
Activity Title:	Delete

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$146,875.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Partnership for the Preservation of Pittsburgh	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

This activity number has been cancelled and all corresponding obligations have been transferred to 25210408.104.220131844 (RDVR) LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Delete 4
Activity Title:	Delete

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Mayweather Enterprises

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Mayweather Enterprises	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire and rehabilitate a multifamily rental complex for households below 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This activity number has been cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
